

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS

November 19, 1980

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, November 19, 1980 in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - Hughes, McCarty, Murphy,
Pinkerton and Katnich (Mayor)

Absent: Councilmen - None

Also

Present: City Manager Glaves, Assistant City
Manager Glenn, Public Works Director
Ronsko, Community Development Director
Schroeder, City Attorney Stein, and
City Clerk Reimche

INVOCATION The invocation was given by Reverend Bod Weishoff,
 Emanuel American Lutheran Church.

PLEDGE Mayor Katnich led the Pledge of Allegiance to the flag.

PROCLAMATION Mayor Katnich presented a Proclamation regarding
"National Family Week" to Bishop Brooks Larson
and Bishop Gerald Bingham

PUBLIC HEARINGS

UNMET TRANSIT Notice therof having been published in accordance
NEEDS - CITY OF with law and affidavit of publication being on
LODI file in the office of the City Clerk, Mayor
Katnich called for the Public Hearing to consider
the unmet transit needs within the City of Lodi.
Council was apprised that an earlier Public
Hearing regarding this subject had been held
at 3:00 p.m. this afternoon at the Hale Park
Recreational Facility. Mayor Pro Tempore McCarty
had presided over the earlier meeting and Mayor
Katnich asked that he again be the presiding officer.

Mayor Pro Tempore McCarty then gave a brief review of the functions of the Council of Governments and the purpose of the hearings.

The following persons addressed the Council regarding the subject of unmet transit needs in the City of Lodi:

a) Mr. James John, 1123 Alpine Drive, Lodi

Mr. John spoke about the transit system in Pacific Grove and suggested that a visit be made to that City to observe the system.

Mr. John stated that he has no quarrel with the City Cab Company; but that he felt that the City of Lodi should have buses. Mr. John also advised the Council of areas of Massachussetts being served by very fine transit systems and questioned why the City of Lodi couldn't provide such a service for its citizens.

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There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

A very lengthy discussion followed with questions being directed to Mr. John and to Staff.

On motion of Councilman Murphy, McCarty second, Staff was directed to visit Pacific Grove to review its transit system with a follow-up report to be made to the Council at its December 10, 1980 meeting. Further it was indicated that a representative of Cal Trans will be present at the November 25, 1980 Informal Informational Meeting of the Council to speak on the subject of transportation.

APPEAL OF PHILLIP
A. CLASEN, c/o
GOTROCKS AND
READY MIX, 540
S. SACRAMENTO ST.,
LODI, OF AN
ADMINISTRATIVE
DETERMINATION
BY THE
COMMUNITY
DEVELOPMENT
DEPARTMENT WHICH
ALLOWS U.S.
RENTALS TO
MANUFACTURE
CONCRETE AS AN
ACCESSORY USE
AT 210 W.
KETTLEMAN LANE
IN AN AREA
ZONED C-M,
COMMERCIAL
LIGHT
INDUSTRIAL

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the Public Hearing to consider the appeal of Phillip A. Clasen, c/o Gotrocks and Ready Mix, 540 S. Sacramento Street, Lodi, of an administrative determination by the Community Development Department which allows U.S. Rentals to manufacture concrete as an accessory use at 210 West Kettleman Lane (i.e. San Joaquin Assessor's Parcel No. 057-160-49) in an area zoned C-M, Commercial-Light Industrial.

The matter was introduced by Community Development Director Schroeder who presented a slide presentation of the subject area.

City Attorney Stein addressed the Council stating that the question before the Council is whether the subject cement mixing plant constitutes an accessory use as defined in the Zoning Ordinance of the City of Lodi. Mr. Stein cited Section 27-3 of the City Code of the City of Lodi - "Accessory Building or Use" - "A building, part of a building, or a use which is subordinate to, and the uses which are conducted therein are incidental to, those of the main building or use on the same lot".

The following person spoke on behalf of the appeal:

Mr. Phillip A. Clasen, 540 South Sacramento Street,
Lodi, California

Speaking in opposition to the appeal was Mr. Howard Seligman, Attorney for U.S. Rentals, 210 East Kettleman Lane, Lodi.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

A very lengthy discussion followed with questions being directed to Mr. Clasen, Mr. Seligman and Mr. Berry, the owner of U.S. Rentals.

On motion of Councilman Hughes, Katnich second, Council denied the appeal of Mr. Clasen and upheld the decision of the Planning Department that this was in fact an accessory use and determined that U.S. Rentals will advise the Planning Department of any additional capacity to this type of equipment i.e. a larger or additional mixer. The motion carried by the following vote:

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Ayes: Councilmen - Hughes, McCarty, Pinkerton,
and Katnich

Noes: Councilmen - Murphy

Following additional discussion on the subject, Staff was directed to prepare a report for Council on what transpired between Staff and Mr. Clasen preceding the appeal being filed by Mr. Clasen, and finally, Staff was directed to review the definition and mechanics of "accessory use" and to prepare a report for Council review at either a subsequent Informal Informational Meeting or Council Meeting.

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission Meeting of November 10, 1980:

REQUEST OF
JAMES D. GRAHAM
RE
REDESIGNATION
AND REZONING OF
CERTAIN BLOCKS
AND LOTS
ADJACENT TO THE
CENTRAL BUSINESS
DISTRICT

The Planning Commission -

1. Recommended approval of the request of Mr. James D. Graham and action initiated by the Planning Commission to amend the General Plan-Land Use Element (i.e. GP-LU-80-3) by redesignating certain Blocks and Lots adjacent to the Central Business District as office-institutional.
2. Recommended approval of the request of Mr. James D. Graham and action initiated by the Planning Commission to rezone certain Blocks and Lots adjacent to the Central Business District from R-HD, High Density Multiple Family Residential to R-C-P, Residential-Commercial-Professional.
3. Recommended and certified the Community Development Director's filing of Negative Declaration on the above items.

On motion of Councilman Murphy, Katnich second, the items heretofore set forth were set for Public Hearing on December 10, 1980 at 8:00 p.m.

ITEMS OF
INTEREST

The Planning Commission also -

1. Approved the request of Sanguinetti and Arnaiz Development Company for a Use Permit to develop a proposed recreation area (i.e. exercise track, tennis courts and Bar-B-Que) on a portion of Lot 20, Mokelumne Village Subdivision (305 Mokelumne River Drive) in an area zoned F-P, Floodplain. The Commission also certified the filing of a Negative Declaration on this project.
2. Approved the request of Ronald Weldum, Consulting Engineer, on behalf of Sanguinetti and Arnaiz Development Company for a Tentative Parcel Map to create Parcels "A", "B", "C" and "D" in the Mokelumne Village Center in an area zoned C-S, Commercial Shopping and F-P, Floodplain.
3. Requested that the San Joaquin County Planning Department require the preparation of an Environmental Impact Report on the request of G.W. Engineering on behalf of Commercial Western Finance Corporation for Excavation Permit #EP-81-4 for a quarry excavation of 1.2 million cubic yards on the south side of

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the Mokelumne River, 1056 feet east of Kennison Lane in an area zoned GA-40, General Agricultural.

COMMUNICATIONS
(CITY CLERK)

Following introduction of the matter by City Clerk Reimche, Council on motion of Councilman Hughes, Murphy second, rejected the Claim filed on behalf of Robert Hart and referred the same to the City's Contract Administrator, R.L. Kautz and Company.

CLAIMS

OLD LODI HIGH
SCHOOL SITE

City Clerk Reimche presented the following letter which had been received from Robert Van Rooyen, 1 Lt. CAP, Commanding Lodi Squadron 54, Civil Air Patrol, regarding the old Lodi High School site:

Lodi Composite Squadron 54, Civil Air Patrol, has now been officially formed, is accredited, and has officially been meeting for three weeks.

Prior to our official formation we met at Senior Elementary School, Legion Park, member's residences, and now finally at the National Guard Armory at Washington and Lockeford Streets. Finding and keeping, a meeting place is a problem for any organization without operating funds, supported by private donations, performing public service functions.

This is to re-affirm our interest in the "Old Lodi High School" site as a permanent meeting place. I noticed that the "site" is up for discussion again on your 5 November City Council Agenda under item "S".

We are looking forward to the Public Hearing on usage of the "site", and would like you to consider our application to use a building such as the former Auto Shop on an ongoing basis.

We have the manpower to make moderate, necessary, improvements to such building if materials are supplied.

Our Squadron is undergoing certification procedures to also act as a Boy Scout Explorer Post. There was a precedent with the former Stockton CAP Cadet Squadron. We feel this would strengthen our base in the community and serve a real unmet need to provide an opportunity for aviation interested youngsters to train for a flying career.

Squadron 54 presently has 18 members and 5 aircraft assigned and more members and aircraft in the process of joining.

COMMENTS BY CITY
COUNCILMEN

DAN TALBOT COMMENDED
FOR ACTIONS

Following introduction of the matter by Councilman James Pinkerton, the City Clerk was directed to forward a letter on behalf of the Lodi City Council to Dan Talbot commending him for his quick thinking and actions in extinguishing a recent fire in the area of a Lodi school site.

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REPORTS OF THE
CITY MANAGER

CONSENT
CALENDAR

In accordance with report and recommendation of the City Manager, the following actions, hereby set forth between asterisks, on motion of Councilman Pinkerton, Murphy second, were approved by the Council.

* * * * *

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$681,552.69.

BECKMAN RANCH,
UNIT NO. 4
ACCEPTANCE

RES. NO. 80-156

Council was apprised that subdivision improvements have been completed in substantial conformance with the requirements of the Subdivision Agreement between the City of Lodi and Genie Development, Inc., and Guarantee Savings and Loan Association, dated March 19, 1980, the Improvement Agreement addendum dated May 16, 1980 and as specifically set forth in the plans approved by the City Council.

On recommendation of the City Manager, the City Council adopted the following resolution:

RESOLUTION NO. 80-156

RESOLUTION ACCEPTING THE SUBDIVISION IMPROVEMENTS AND STREETS INCLUDED IN TRACT MAP NO. 1561, BECKMAN RANCH UNIT NO. 4.

VINEYARD BUSINESS
CENTER III
ACCEPTANCE

RES. NO. 80-157

Council was informed that the improvements in Vineyard Business Center III have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Vineyard Business Center, a partnership, dated June 6, 1980, and as specifically set forth in the plans approved by the City Council.

On recommendation of the City Manager, the City Council adopted the following resolution:

RESOLUTION NO. 80-157

RESOLUTION ACCEPTING THE IMPROVEMENTS AND STREETS INCLUDED IN VINEYARD BUSINESS CENTER III.

ITEMS REMOVED
FROM THE AGENDA

With the tacit concurrence of the City Council, the following items were removed from the agenda:

- 1) Item "d" - "Accept Improvements - Lodi Sports Center"
- 2) Item "e" - "Accept Improvements - South Cherokee Lane"
- 3) Item "f" - "Accept Improvements - Cambridge Place"
- 4) Item "n" - "Approve Rivergate, Unit No. 1 agreements and Final Map"

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USED LEASED
VEHICLES SPECS
APPROVED

COUNCIL APPROVED SPECIFICATIONS FOR 4-USED LEASED
VEHICLES, AND AUTHORIZED THE PURCHASING AGENT TO
ADVERTISE FOR BIDS THEREON.

SPECS FOR PURCHASE
OF THREE-PHASE POLE
MOUNTED
CAPACITOR BANKS
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR THE PURCHASE
OF SIX 1200 KVAR THREE-PHASE, POLE-MOUNTED CAPACITOR
BANKS, AND AUTHORIZED THE PURCHASING AGENT TO
ADVERTISE FOR BIDS THEREON.

SPECS FOR FIFTEEN
HUNDRED GALLON
FIRE PUMPER
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR A FIFTEEN
HUNDRED GALLON PER MINUTE FIRE PUMPER AND AUTHORIZED
THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

AWARD -
THREE-PHASE
PADMOUNT
TRANSFORMER

City Manager Graves presented the following bids
which had been received for one 1,500 KVA, 3-
phase padmount transformer to replace the unit
which failed at the new Tokay High School as
follows:

RES. NO. 80-158

UD-E80-6

Supplier - Westinghouse Elec. Supply Co.

"A" - Price w/Tax	\$11,560.36
"B" - Cost of Losses	\$13,245.50
"A" + "B" Life-Cycle Cost	\$24,805.86
Estimated Delivery (weeks)	14

Supplier - Howard A. Dunn Co.

"A" - Price w/Tax	\$12,595.98
"B" - Cost of Losses	\$12,392.50
"A" + "B" Life-Cycle Cost	\$24,988.48
Estimated Delivery (weeks)	20

Supplier - Kuhlman Electric Co.

"A" - Price w/Tax	\$16,748.00
"B" - Cost of Losses	\$13,250.00
"A" + "B" Life-Cycle Cost	\$29,998.00
Estimated Delivery (weeks)	7-12

Supplier - General Electric Supply Co.

"A" - Price w/Tax	\$15,677.40
"B" - Cost of Losses	\$15,715.00
"A" + "B" Life-Cycle Cost	\$31,392.40
Estimated Delivery (weeks)	22-24

On recommendation of the City Manager, Council adopted
the following resolution:

RESOLUTION NO. 80-158

RESOLUTION AWARDING THE CONTRACT FOR ONE 1,500
KVA, 3-PHASE PADMOUNT TRANSFORMER TO REPLACE THE
UNIT WHICH FAILED AT THE NEW TOKAY HIGH SCHOOL TO
WESTINGHOUSE ELECTRIC SUPPLY COMPANY, IN THE

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AMOUNT OF \$11,560.36

AWARD - LANE
LINE PAINTINGCity Manager Graves presented the bids which had
been received for "Lane Line Painting" as follows:

RES NO. 80-159

Traffic Limited

1. Broken Yellow/White		
Estimated Quantity	269,080	
Unit Price	\$ 0.275	
Total Price	\$7,399.70	
2. Double Yellow		
Estimated Quantity	48,510	
Unit Price	\$ 0.095	
Total Price	\$4,608.45	
3. Transitional		
Estimated Quantity	1,100	
Unit Price	\$ 0.06	
Total Price	\$ 66.00	
4. 8" Solid White		
Estimated Quantity	4,020	
Unit Price	\$ 0.09	
Total Price	\$ 361.80	
5. 4" Solid White/Yellow		
Estimated Quantity	9,260	
Unit Price	\$ 0.035	
Total Price	\$ 324.10	
6. Federal Left Turn		
Estimated Quantity	8,400	
Unit Price	\$ 0.04	
Total Price	\$ 336.00	
TOTAL	\$13,096.05	

Safety Striping Service

1. Broken Yellow/White		
Estimated Quantity	269,080	
Unit Price	\$ 0.021	
Total Price	\$5,650.68	
2. Double Yellow		
Estimated Quantity	48,510	
Unit Price	\$ 0.14	
Total Price	\$6,791.40	
3. Transitional		
Estimated Quantity	1,100	
Unit Price	\$ 0.087	
Total Price	\$ 95.70	
4. 8" Solid White		
Estimated Quantity	4,020	
Unit Price	\$ 0.125	
Total Price	\$ 502.50	

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5. 4" Solid White/Yellow

Estimated Quantity	9,260
Unit Price	\$ 0.065
Total Price	\$601.90

6. Federal Left Turn

Estimated Quantity	8,400
Unit Price	\$ 0.088
Total Price	\$739.20

TOTAL	\$14,381.38
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On recommendation of the City Manager, Council adopted the following resolution:

RESOLUTION NO. 80-159

RESOLUTION AWARDDING THE CONTRACT FOR "LANE LINE PAINTING" TO TRAFFIC LIMITED, LODI, IN THE AMOUNT OF \$13,096.05.

AWARD - PARKING
ENFORCEMENT
VEHICLE

City Manager Graves apprised the Council that the following bids had been received for a parking enforcement vehicle for the Finance Department:

RES. NO. 80-160	J. M. Lift Trucks, Inc.	\$5,486.56
	Perin Co., Inc.	\$5,586.20

On recommendation of the City Manager, Council adopted the following resolution and approved a special allocation in the amount of \$987.00 covering the difference of the amount which had been budgeted for this piece of equipment and the low bid figure.

RESOLUTION NO. 80-160

RESOLUTION AWARDDING THE CONTRACT FOR A PARKING ENFORCEMENT VEHICLE FOR THE FINANCE DEPARTMENT TO THE LOW BIDDER J.M. LIFT TRUCKS, INC., IN THE AMOUNT OF \$5,486.56.

AWARD - STREET
DEPARTMENT
VIBRATORY TANDEM
ROLLER

City Manager Graves presented the following bids which had been received for a Vibratory Tandem Roller for the Street Department:

	<u>BIDDER</u>	<u>AMOUNT</u>
RES. NO. 80-161	Bay-Cal Equipment Co., Inc.	\$ 8,000.00
	Weaver Equipment Co.	8,291.60
	Case Power & Equipment Co.	10,098.92
	Case Power & Equipment Co.	11,496.00

Following recommendation of the City Manager, Council adopted the following resolution:

RESOLUTION NO. 80-161

RESOLUTION AWARDDING THE CONTRACT FOR A VIBRATORY TANDEM ROLLER TO BAY-CAL EQUIPMENT CO., INC., IN THE AMOUNT OF \$8,000.00 WHICH INCLUDES TRADE-IN AND SALES TAX

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PURCHASE OF ONE
TON VAN FOR
SEWER CREW
APPROVED

Council was apprised in the 1980-81 Operating Budget, \$11,610 including trade-in was appropriated to replace one of the City's existing sewer maintenance vehicles. The original budget request was for a 1981 one-ton pickup with a utility body. The recommended substitution of the 1979 one (1) ton van (16,000 - 22,000 miles) will fit the present and future needs of the City's sewer maintenance program. This vehicle is used for trouble shooting citizens complaints and travels with and is the communications link with the City's Vactor Unit. It will house a small sewer rodding unit and numerous hand tools and assorted sewer maintenance and repair items.

COUNCIL AUTHORIZED THE CITY MANAGER TO PURCHASE FROM HERTZ TRUCK LEASING, SACRAMENTO, CA., A 1979 ONE (1) TON VAN FOR THE CITY'S WATER/SEWER DIVISION IN THE AMOUNT OF \$5,830.00.

YIELD SIGNS
ESTABLISHED ON
GREENWOOD DRIVE
AT HAM LANE

RES. NO. 80-162

City Manager Graves informed the Council that in March 1979, the Engineering Division submitted to the City Council the fourth and final phase of recommendations to provide traffic controls at all 4-way intersections within the City of Lodi. Greenwood Drive and Ham Lane is a 4-way uncontrolled intersection within Lakewood Subdivision that was inadvertently omitted from these installations. On recommendation of the City Manager, Council adopted the following resolution:

RESOLUTION NO. 80-162

RESOLUTION ESTABLISHING YIELD SIGNS ON GREENWOOD DRIVE AT HAM LANE

* * * * *

RECESS

Mayor Katnich declared a five minute recess and the Council reconvened at approximately 10:20 p.m.

FLORA STREET
ABANDONMENT
WALTER E. FLOWER

City Attorney Stein presented for the Council's perusal the following letter which had been received from Constantine I. Baranoff, Administrative Director of Facilities and Planning regarding Walter E. Flower and the Flora Street Abandonment:

It is our understanding that we have complied with the City Council's conditions when the district requested the abandonment of Flora Street. Specifically, the City's condition grant Mr. Flower's access on the northeast portion of the Heritage School. We went beyond and actually fenced off a twenty foot strip of pavement area to facilitate access.

Apparently there is still a misunderstanding as to what conditions of use Mr. Flower has of the subject access. We have offered a license to facilitate his intended use as long as he maintains the business.

Since the district has no use of the property and is pretty well resolved to using the remaining school site, I believe we could be receptive to two alternatives in hopes of satisfying Mr. Flower's conditions:

1. Grant an easement to the City of Lodi on the twenty foot strip. We are explicitly prohibited from granting an easement to

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private parties or individuals.

2. We can sell the property at public auction at a minimum bid of fair market value. Mr. Flower can then bid on this property and compete with any other bidders that may desire this land.

I believe our hands are legally tied from simply giving the property to Mr. Flower. Our County Counsel advises that this would be in direct violation prohibiting gifts of public funds or property.

Following Council discussion regarding the matter, with questions being directed to the Staff, Council directed the City Attorney to work with Mr. Flower to arrive at an amiable solution.

WILLOW OAKS
INDUSTRIAL
PARK

A letter regarding the Willow Oaks Industrial Park, dated November 6, 1980, from Steve Weddell of Morton and Pitalo, Inc., was presented for Council's consideration. The following requests were set forth in the letter for Council's consideration:

1. OUTLET STRUCTURE - This structure is to be constructed at the terminal end of the storm drain line where it empties into the Mokelumne River. The timing of the construction of this element is critical. During the late winter months, the "boards" are removed from the dam and the level of the river drops to its annual low. During this two or three month period, is the only time each year this structure could be built. Therefore, if it is not planned for, designed and constructed in the spring of 1981, a one year delay of the storm drain and our project will be certain. It has been reported that the City has some \$600,000 in its master storm drain fund. We request that the City Council direct the necessary moneys from this fund for the construction of not only the aforementioned outlet structure, but the storm drain through the subject property to Turner Road and then east on Turner Road to its intersection with Cluff Avenue.
2. OUTLET STRUCTURE EASEMENT - The north-south property line that separates the Casa de Lodi trailer park and the Willow Oaks Industrial Park extends northerly to its intersection with the Mokelumne River. If the master storm drain line were to be built totally on the Willow Oaks Industrial Park land, it would parallel the property line and end up discharging against the flow of the river. The City, I am sure, is aware of this fact and is planning on a different location which would require securing an easement from the Casa de Lodi trailer park. It is requested this easement be secured by the City.

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3. STORM DRAIN EASEMENTS - As a part of the master storm drain, a storm drain easement should be secured by the City. Under normal conditions, a much smaller storm drain pipe would be required to drain the subject property. An easement of 10 feet in width would be adequate to handle that smaller storm drain. Due to the large size of the master storm drain, however, an easement of 15 feet or more will be required. It is requested, therefore, that the City compensate Willow Oaks Industrial Park for any additional land lost to storm drain easements.

Public Works Director Ronsko presented the following responses on behalf of staff regarding the aforementioned requests:

1. OUTLET STRUCTURE

The City's letter dated October 17, 1980, to the Economic Development Administration requests that the City of Lodi be given approval to install the outlet structure during the early part of 1981, while the boards are still out of the dam, and that upon receiving grant approval we be able to credit the amount of this contract to our total matching requirement for the overall east area storm drain grant.

The immediate installation of this outfall structure and outfall line to Turner and Cluff, benefits the developments of Willow Oaks Industrial Park and Sanitary City. Since the total project will take approximately a year to construct, the immediate installation of outfall structure and line will not affect the timing of the total EDA project.

The immediate installation of the outfall structure and outfall storm drain line to Turner Road and Cluff Avenue (approximately 1200 feet), is estimated at approximately \$165,000.

The City does have \$600,000 budgeted for its matching share for the total East Area Storm Drain EDA Project. Any construction done at this time could be funded out of that amount. However, if we are unable to credit the expenditure toward our total required matching, the City would be losing EDA funds equal to 50% of the expenditure.

2. OUTLET STRUCTURE EASEMENT

The City of Lodi gave the developers of Willow Oaks the choice of locating the storm outfall line and easement anywhere in Parcel #4. It was their desire to locate it as far west as possible and then they would move the easterly property line of

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Parcel #3 to coincide with the westerly line of the storm drain easement.

We did not want to damage the existing improvements at the Casa de Lodi Mobile Home Park. Therefore, the master plan outfall storm drain was located 25' east of the Casa de Lodi property line.

It is not our intent, nor has it ever been our intent, to discharge directly against the flow of the Mokelumne River. Our engineering indicates that with the appropriate outfall structure, we will be able to discharge in a downstream direction and there will be no required easement from the Casa de Lodi Mobile Home Park.

The alternate of going across the mobile home park property has been discussed, however, it was solely for the convenience of Willow Oaks Industrial Park development and the golf course facility. Therefore, if the alternate alignment is desired by Willow Oaks Industrial Park, it should be their responsibility to obtain any necessary easement.

3. STORM DRAIN EASEMENT

One of the conditions of the Planning Commission approval of the Willow Oaks Industrial Park tentative map was that the developer dedicate the necessary utility easements including the easement needed for the master plan storm drain outfall line. The 15' permanent public utility easement is for the purpose of future maintenance of the outfall storm drain. The 15' dimension is mainly due to the 15' depth of the storm drain rather than due to an increased size of the storm drain.

A plan showing the existing Casa de Lodi development and the parcels of the approved tentative map, together with the proposed alignment of the 15' storm drain utility easement was presented for Council's perusal. The easement is wholly on Parcel #4 (3.9 acres) and is located 25' east of the Casa de Lodi property line. With appropriate site planning, there is no reason that the permanent utility easement cannot be used for roadways, parking or open storage purposes and, therefore, the easement will not hinder the development of the parcel.

If a ten foot easement was acceptable, together with the fact that there is a minimum 5-foot setback at the property line and considering the location of the 10' easement and the total size of the parcel, building structures would normally be located away from the easement and property line. The additional 2½ foot easement width on each side of the ten-foot easement (needed to provide a 15' P.U.E.)

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really doesn't affect the development of this parcel.

As a condition of the rezoning of this subject parcel, the City Council is requiring all developments adjacent to the mobile home park to be reviewed by SPARC.

It is felt that 15' easement is only needed from Turner Road to the top of the bank at the flood plain (approximately 450 feet). Based on a recent appraisal, the value of the 5 additional feet is approximately \$250.

The precedent setting aspect of this request should be considered in making any decision. The cost of development includes the dedication of easements and rights-of-way.

A very lengthy discussion followed with questions regarding the matter being directed to Staff and to representatives of the Willow Oaks Industrial Park who were in the audience.

In regard to the "Outlet Structure", Council, on motion of Councilman Pinkerton, Murphy second, directed Staff to complete the design work on the outfall structure and line from the Mokelumne River to Cluff Avenue and to have the plans and specifications prepared on this project to bring back to the City Council at its December 10, 1980 meeting, pending clarification from EDA regarding the project.

SUSPENSION OF
REQUIREMENT OF
PAYING FOR
PARKING IN
METERED AREAS
AND EXTENSION OF
1-HOUR LIMITATION
AREAS

RES. No. 80-163

Council was in receipt of a letter received from Walter Sanborn, Chairman of the CLIC Committee requesting the following:

- a) Suspension of the requirement of paying for parking in metered areas from November 28 to and including January 3, 1981.
- b) Authorization to allow 2-hour parking in present 1-hour limitation areas, for the same period.

The letter further states that -

The objective is to allow customers a more comfortable Christmas shopping period.

The merchants and businesses within the metered parking district are most anxious to have meters "hooded" during the coming Christmas season. They believe by so doing that:

- 1. the customers will be most appreciate;
- 2. there will be a beneficial increase in retail sales;
- 3. hopefully this act will attract more customers to the area;
- 4. this trial period will give substantial factual data re the permanent removal of meters hence forward;
- 5. will give data upon which to change current parking time allowances;

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6. indicate to property owners and our Lodi shopping customers that CLIC is indeed making progress with our improvement project.

Following discussion, on motion of Councilman Murphy, Pinkerton second, Council adopted Resolution No. 80-163 suspending the requirement of paying for metered parking in metered areas from November 28 through January 3, 1981 and allowing 2-hour parking in present 1-hour limitation areas for the same period.

REPORT RE
COMMUTER BUS
SERVICE

A brief report regarding Rio Vista's transportation system, Greyhound Bus Lines schedule for Highway 12 and overall patronage figures for the Rio Vista Rural Areawide Public Transit System was presented by Assistant City Manager Glenn.

CLARIFICATION RE
COUNCIL'S ACTION
RE INTERSECTION
OF SACRAMENTO
STREET AND VINE
STREET

Following introduction of the matter by Public Works Director Ronsko, on motion of Councilman Pinkerton, Murphy second, Council adopted Resolution No. 80-164 rescinding Resolution No. 80-147 and replacing "Yield" signs with "Stop" signs at Vine Street and Pleasant Avenue and at Vine Street and Lee Avenue.

RES. NO. 80-164

WHITE SLOUGH
NO. 2 NON
CONTIGUOUS
ANNEXATION TO
THE CITY OF LODI

Following introduction of the matter by City Manager Graves, on motion of Councilman Pinkerton, Murphy second, Council adopted Resolution No. 80-165 - "Resolution making determination and approving the White Slough No. 2 (non-contiguous annexation) to the City of Lodi".

RES. NO. 80-165

ACCEPTANCE OF
"MUNICIPAL
SERVICE CENTER,
PHASE I

Council was apprised that the improvements in "Municipal Service Center, Phase I" contract which had been awarded to Modern Engineering and Construction Co., Inc., on August 1, 1979 in the amount of \$262,750. has been completed in substantial conformance with the plans and specifications approved by the City Council. The final contract price was \$270,137.20. The difference between the contract amount and the final contract price is due to additional construction work, tree removal, as well as modifications made in office and restroom areas.

On motion of Councilman Hughes, Pinkerton second, Council accepted the improvements in "Municipal Service Center, Phase I", and directed the Public Works Director to file a Notice of Completion thereon.

APPOINTMENTS
TO COMMITTEE
RE SANITARY
CITY
DISPOSAL CO.,
INC., CONTRACT

Mayor Katnich appointed Councilman Murphy and Councilman Pinkerton to serve on a Committee with Assistant City Manager Glenn to meet with representatives of Sanitary City Disposal Company regarding their recent request for an amendment to their current Contract.

ADJOURNMENT

There being no further business to come before the Council, Mayor Katnich adjourned the meeting at approximately 10:55 p.m. to 8:00 p.m., December 10, 1980.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
City Clerk